



**ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS**  
**Xanterra Kingsmill Rezoning Master Plan Amendment**  
**COUNTY PLAN Z-003-13 / MP-001-13**  
*August 5, 2013*

**General:**

1. It is stated in the Community Impact Statement (CIS) that the natural and manmade components of the stormwater conveyance network will be evaluated for the various project areas during the development of the associated construction drawings. Be advised that the potential inability to honor the existing watersheds will necessitate an evaluation into the adequacy of the downstream network, including any existing BMP's. This will be necessary as these areas have never been considered previously for development, and runoff from many of these areas does not currently convey to the various components mentioned in the CIS. This will necessitate an overall evaluation into the integrity of the downstream network of conveyance channels and culverts. Current day conditions of these various components may require off-site improvements to the stormwater conveyance network that will be required to be included in the associated plan of development's construction documents.
2. Under subheading VII of the Community Impact Study, it is indicated that stormwater management will be provided via the existing Rhine River and Kingsmill Pond. As the areas proposed for development are not known to have been part of any master plan previously, and due to the age of the facility, a current bathymetric survey of the Kingsmill Pond may be necessary to analyze the adequacy of that facility to meet the stormwater quality requirements and for the inclusion of these areas in the basins watershed. Furthermore, as the Rhine River is not a Kingsmill facility, a shared Inspection and Maintenance agreement between Seaworld Parks and Entertainment and Kingsmill, as well as all necessary recorded drainage easements must be provided to the Engineering and Resource Protection Division prior to the issuance of any land disturbing permits for the proposed areas of development.
3. While the CIS speaks to the anticipated use of the various existing stormwater components for attenuation and water quality credit, there is little information pertaining to the areas of development that do not convey to these facilities. Be advised that all areas will be required to satisfy the provisions for stormwater quality and quantity at the time the development plans are provided for review.
4. While various limits of the Resource Protection Area (RPA) are presented in this application, the origin of these limits is unknown. Be advised that the existing delineation of these areas is considered illustrative and final delineations will be subject to current regulatory requirements. As such, the proposed masterplan layout may not be feasible in some areas without Chesapeake Bay Board (CBB) approval because this masterplan does not fall under the guidelines established in the *Chesapeake Bay Preservation Ordinance Transition – Amendments and Grandfathering/ Vesting Rules*, approved by the Board of Supervisors on November 25, 2003. In these instances, staff would not recommend approval to the CBB because other alternatives clearly exist. It is for this reason that staff recommends that the RPA be completely and accurately delineated at this time.